

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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February 24, 2004

MEMORANDUM FOR: Interested Parties

FROM: Cathy E. Creswell, Deputy Director
Division of Housing Policy Development

SUBJECT: 2004 Income Limits

Attached for your information is a copy of the income limits for California counties updated for 2004. These include limits for income categories of extremely low-, very low-, lower-, median-, and moderate-incomes for varying household sizes. These income limits are posted at the Department's website at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and replace those in effect during 2003.

California Health and Safety Code Sections 50079.5, 50105 and 50106 provide that the State limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. Sections 50079.5, 50105, and 50106 also direct the California Department of Housing and Community Development (Department) to publish the income limits. HUD released its new FY 2004 income limits effective January 28, 2004.

Accordingly, the Department has filed with the Office of Administrative Law the amendments to Section 6932 of Title 25 of the California Code of Regulations. The amendments contain both the updated HUD income limits and the median- and moderate-income limits prepared by the Department pursuant to Health and Safety Code Section 50093.

Please note that the use of these income limits is subject to an individual program's definitions of income and to other factors such as effective dates; also note that the definitions themselves sometimes differ between programs. When these official State income limits are to be used for a program, then the limits in the table must be used to qualify a household.

If you have any questions concerning the income limits, then please contact Department staff at (916) 445-4728 or by e-mail to cahouse@hcd.ca.gov.

Attachments

Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)

Methodology

The extremely low-, very low-, and lower-income limits of California Code of Regulations Section 6932 equal the 30 percent of median-, the very low-, and the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. To prepare these limits, HUD first estimates median family income (MFI) for the current federal fiscal year. Where an area or county has a condition that warrants special consideration, called an exception, HUD may adjust a limit for an income category. However, if an adjustment would result in an income limit below that of last year, then HUD kept the limit at the level of the prior year.

The area median income, the AMI, is often, but not always, the greater of either: 1) the median family income for a county's metropolitan statistical area or its nonmetropolitan county; or 2) the median family income for nonmetropolitan counties statewide (\$49,100 for 2004).

HUD establishes the very low-income limits and then uses those to calculate the limits for other income categories. HUD's very low four-person limit will equal 50 percent of area median income except where HUD has identified adjustment factors such as high housing costs relative to incomes, and thus issues an elevated very low-income limit.

Although many four-person low-income limits equal 80 percent of the area median income, HUD's briefing materials specify that the low-income limits actually are calculated using 160 percent of the relevant four-person very low-income limit, with some HUD exceptions. An exception for some high income areas means that the four-person low-income limit is different from what the 160 percent calculation would yield because a maximum, or cap, may have been applied by HUD. An exception for high housing costs relative to incomes means that HUD raises that low-income limit for an area but may or may not raise the limit for the very low-income category. In sum, what is called, for example, an "80%" limit cannot be assumed to equal 80 percent of the median nor 160% of the very low limit due to HUD's adjustments.

California's extremely low-income limits are HUD's limits for "30% of Median". HUD calculates its "30% of Median" limits using 60 percent of the relevant very low-income limits, but with a floor set at the minimum Supplemental Security Income (SSI).

In most areas, California's Department of Housing and Community Development calculates "median" income limits from HUD's very low-income limits. The four-person median-income limit equals two times HUD's four-person very low-income limit, except in high cost areas. For high cost areas, the Department instead sets the four-person median equal either to HUD's estimated MFI, or to last year's AMI if it had been higher than this year's estimated MFI. Likewise, for HUD's historical exceptions the Department uses for the median either the higher of this year's MFI or last year's AMI. The four-person moderate-income limit is 120 percent of the four-person median-income limit.

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than do smaller households. For all income categories, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$50 increment:

Number of persons in Household:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

For households of more than eight persons, refer to the formula at the end of the table of the 2004 Income Limits. Due to the adjustments HUD can make between income limits in a given county, these tables should be the only method of determining eligibility. Arithmetic should only be used when a household has more members than eight.

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Alameda County	Extremely Low	17,400	19,850	22,350	24,850	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	41,400	44,700	48,000	51,350	54,650
\$82,200	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	82,200	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	98,650	106,550	114,450	122,350	130,200
Alpine County	Extremely Low	12,750	14,600	16,400	18,250	19,700	21,150	22,600	24,100
Area Median Income:	Very Low Income	21,300	24,300	27,350	30,400	32,850	35,250	37,700	40,150
\$60,800	Lower Income	34,050	38,900	43,800	48,650	52,550	56,400	60,300	64,200
	Median Income	42,550	48,650	54,700	60,800	65,650	70,550	75,400	80,250
	Moderate Income	51,050	58,350	65,650	72,950	78,800	84,600	90,450	96,300
Amador County	Extremely Low	12,850	14,700	16,500	18,350	19,850	21,300	22,750	24,250
Area Median Income:	Very Low Income	21,400	24,500	27,550	30,600	33,050	35,500	37,950	40,400
\$61,200	Lower Income	34,250	39,150	44,050	48,950	52,900	56,800	60,700	64,650
	Median Income	42,850	48,950	55,100	61,200	66,100	71,000	75,900	80,800
	Moderate Income	51,400	58,750	66,100	73,450	79,350	85,200	91,100	96,950
Butte County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Calaveras County	Extremely Low	12,200	13,900	15,650	17,400	18,800	20,200	21,600	22,950
Area Median Income:	Very Low Income	20,300	23,200	26,100	29,000	31,300	33,650	35,950	38,300
\$58,000	Lower Income	32,500	37,100	41,750	46,400	50,100	53,800	57,550	61,250
	Median Income	40,600	46,400	52,200	58,000	62,650	67,300	71,900	76,550
	Moderate Income	48,700	55,700	62,650	69,600	75,150	80,750	86,300	91,850
Colusa County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Contra Costa County	Extremely Low	17,400	19,850	22,350	24,850	26,850	28,800	30,800	32,800
Area Median Income:	Very Low Income	29,000	33,100	37,250	41,400	44,700	48,000	51,350	54,650
\$82,200	Lower Income	46,350	53,000	59,600	66,250	71,550	76,850	82,150	87,450
	Median Income	57,550	65,750	74,000	82,200	88,800	95,350	101,950	108,500
	Moderate Income	69,050	78,900	88,800	98,650	106,550	114,450	122,350	130,200
Del Norte County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
El Dorado County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Fresno County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Glenn County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Humboldt County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Imperial County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Inyo County	Extremely Low	10,950	12,550	14,100	15,650	16,900	18,150	19,400	20,650
Area Median Income:	Very Low Income	18,250	20,900	23,500	26,100	28,200	30,300	32,350	34,450
\$52,200	Lower Income	29,250	33,400	37,600	41,750	45,100	48,450	51,800	55,100
	Median Income	36,550	41,750	47,000	52,200	56,400	60,550	64,750	68,900
	Moderate Income	43,850	50,100	56,400	62,650	67,650	72,650	77,700	82,700
Kern County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Kings County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Lake County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Lassen County	Extremely Low	10,350	11,850	13,350	14,800	16,000	17,200	18,400	19,550
Area Median Income:	Very Low Income	17,300	19,750	22,250	24,700	26,700	28,650	30,650	32,600
\$49,400	Lower Income	27,650	31,600	35,550	39,500	42,700	45,850	49,000	52,150
	Median Income	34,600	39,500	44,450	49,400	53,350	57,300	61,250	65,200
	Moderate Income	41,500	47,450	53,350	59,300	64,050	68,800	73,550	78,300

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County	Extremely Low	12,500	14,300	16,050	17,850	19,300	20,700	22,150	23,550
Area Median Income:	Very Low Income	20,850	23,800	26,800	29,750	32,150	34,500	36,900	39,250
\$55,100	Lower Income	33,300	38,100	42,850	47,600	51,400	55,200	59,000	62,850
	Median Income	38,550	44,100	49,600	55,100	59,500	63,900	68,300	72,750
	Moderate Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
Madera County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Marin County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
Mariposa County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Mendocino County	Extremely Low	10,350	11,800	13,300	14,750	15,950	17,100	18,300	19,500
Area Median Income:	Very Low Income	17,200	19,700	22,150	24,600	26,550	28,550	30,500	32,450
\$49,200	Lower Income	27,550	31,500	35,400	39,350	42,500	45,650	48,800	51,950
	Median Income	34,450	39,350	44,300	49,200	53,150	57,050	61,000	64,950
	Moderate Income	41,350	47,250	53,150	59,050	63,750	68,500	73,200	77,950
Merced County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Modoc County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Mono County	Extremely Low	12,400	14,200	15,950	17,750	19,150	20,550	22,000	23,400
Area Median Income:	Very Low Income	20,700	23,650	26,600	29,550	31,900	34,300	36,650	39,000
\$59,100	Lower Income	33,100	37,800	42,550	47,300	51,050	54,850	58,650	62,400
	Median Income	41,350	47,300	53,200	59,100	63,850	68,550	73,300	78,000
	Moderate Income	49,650	56,700	63,800	70,900	76,550	82,250	87,900	93,600
Monterey County	Extremely Low	12,750	14,600	16,400	18,250	19,700	21,150	22,600	24,100
Area Median Income:	Very Low Income	21,300	24,300	27,350	30,400	32,850	35,250	37,700	40,150
\$60,800	Lower Income	34,050	38,900	43,800	48,650	52,550	56,400	60,300	64,200
	Median Income	42,550	48,650	54,700	60,800	65,650	70,550	75,400	80,250
	Moderate Income	51,050	58,350	65,650	72,950	78,800	84,600	90,450	96,300

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Napa County	Extremely Low	15,500	17,750	19,950	22,150	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	36,950	39,900	42,850	45,800	48,750
\$73,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	51,750	59,100	66,500	73,900	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	88,700	95,800	102,900	110,000	117,100
Nevada County	Extremely Low	13,350	15,250	17,150	19,100	20,600	22,150	23,650	25,200
Area Median Income:	Very Low Income	22,250	25,450	28,600	31,800	34,350	36,900	39,450	42,000
\$63,600	Lower Income	35,600	40,700	45,800	50,900	54,950	59,000	63,100	67,150
	Median Income	44,500	50,900	57,250	63,600	68,700	73,800	78,850	83,950
	Moderate Income	53,400	61,050	68,650	76,300	82,400	88,500	94,600	100,700
Orange County	Extremely Low	15,900	18,150	20,400	22,700	24,500	26,300	28,100	29,950
Area Median Income:	Very Low Income	26,450	30,250	34,000	37,800	40,800	43,850	46,850	49,900
\$75,600	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	52,900	60,500	68,050	75,600	81,650	87,700	93,750	99,800
	Moderate Income	63,500	72,550	81,650	90,700	97,950	105,200	112,450	119,700
Placer County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500
Plumas County	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
Area Median Income:	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
\$52,000	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,150	60,300	64,500	68,650
	Moderate Income	43,700	49,900	56,150	62,400	67,400	72,400	77,400	82,350
Riverside County	Extremely Low	11,400	13,050	14,650	16,300	17,600	18,900	20,200	21,500
Area Median Income:	Very Low Income	19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850
\$54,300	Lower Income	30,400	34,750	39,100	43,450	46,900	50,400	53,850	57,350
	Median Income	38,000	43,450	48,850	54,300	58,650	63,000	67,350	71,700
	Moderate Income	45,600	52,100	58,650	65,150	70,350	75,550	80,800	86,000
Sacramento County	Extremely Low	13,450	15,400	17,300	19,250	20,750	22,300	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,650	28,850	32,050	34,600	37,200	39,750	42,300
\$64,100	Lower Income	35,900	41,000	46,150	51,300	55,400	59,500	63,600	67,700
	Median Income	44,850	51,300	57,700	64,100	69,250	74,350	79,500	84,600
	Moderate Income	53,850	61,500	69,200	76,900	83,050	89,200	95,350	101,500
San Benito County	Extremely Low	15,100	17,250	19,400	21,550	23,300	25,000	26,750	28,450
Area Median Income:	Very Low Income	25,150	28,750	32,350	35,950	38,850	41,700	44,600	47,450
\$71,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	50,350	57,500	64,700	71,900	77,650	83,400	89,150	94,900
	Moderate Income	60,400	69,050	77,650	86,300	93,200	100,100	107,000	113,900
San Bernardino County	Extremely Low	11,400	13,050	14,650	16,300	17,600	18,900	20,200	21,500
Area Median Income:	Very Low Income	19,000	21,700	24,450	27,150	29,300	31,500	33,650	35,850
\$54,300	Lower Income	30,400	34,750	39,100	43,450	46,900	50,400	53,850	57,350
	Median Income	38,000	43,450	48,850	54,300	58,650	63,000	67,350	71,700
	Moderate Income	45,600	52,100	58,650	65,150	70,350	75,550	80,800	86,000

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
San Diego County	Extremely Low	14,400	16,450	18,500	20,550	22,200	23,850	25,500	27,150
Area Median Income:	Very Low Income	24,000	27,400	30,850	34,250	37,000	39,750	42,450	45,200
\$63,400	Lower Income	38,350	43,850	49,300	54,800	59,200	63,550	67,950	72,350
	Median Income	44,400	50,700	57,050	63,400	68,450	73,550	78,600	83,700
	Moderate Income	53,250	60,900	68,500	76,100	82,200	88,300	94,350	100,450
San Francisco County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
San Joaquin County	Extremely Low	11,550	13,200	14,900	16,550	17,850	19,150	20,500	21,800
Area Median Income:	Very Low Income	19,300	22,050	24,800	27,550	29,750	31,950	34,150	36,350
\$55,100	Lower Income	30,850	35,250	39,650	44,100	47,600	51,150	54,650	58,200
	Median Income	38,550	44,100	49,600	55,100	59,500	63,900	68,300	72,750
	Moderate Income	46,250	52,900	59,500	66,100	71,400	76,700	81,950	87,250
San Luis Obispo County	Extremely Low	12,950	14,800	16,650	18,500	20,000	21,450	22,950	24,450
Area Median Income:	Very Low Income	21,600	24,700	27,750	30,850	33,300	35,800	38,250	40,700
\$61,700	Lower Income	34,550	39,500	44,400	49,350	53,300	57,250	61,200	65,150
	Median Income	43,200	49,350	55,550	61,700	66,650	71,550	76,500	81,450
	Moderate Income	51,850	59,250	66,650	74,050	79,950	85,900	91,800	97,750
San Mateo County	Extremely Low	23,750	27,150	30,550	33,950	36,650	39,350	42,050	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	56,550	61,050	65,600	70,100	74,650
\$95,000	Lower Income	63,350	72,400	81,450	90,500	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	114,000	123,100	132,250	141,350	150,500
Santa Barbara County	Extremely Low	13,600	15,550	17,450	19,400	20,950	22,500	24,050	25,600
Area Median Income:	Very Low Income	22,650	25,900	29,100	32,350	34,950	37,550	40,100	42,700
\$64,700	Lower Income	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,300
	Median Income	45,300	51,750	58,250	64,700	69,900	75,050	80,250	85,400
	Moderate Income	54,350	62,100	69,900	77,650	83,850	90,050	96,300	102,500
Santa Clara County	Extremely Low	22,300	25,450	28,650	31,850	34,400	36,900	39,450	42,000
Area Median Income:	Very Low Income	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
\$105,500	Lower Income	59,400	67,900	76,400	84,900	91,650	98,450	105,250	112,050
	Median Income	73,850	84,400	94,950	105,500	113,950	122,400	130,800	139,250
	Moderate Income	88,600	101,300	113,950	126,600	136,750	146,850	157,000	167,100
Santa Cruz County	Extremely Low	16,400	18,750	21,100	23,450	25,350	27,200	29,100	30,950
Area Median Income:	Very Low Income	27,350	31,300	35,200	39,100	42,250	45,350	48,500	51,600
\$75,300	Lower Income	43,800	50,050	56,300	62,550	67,550	72,550	77,550	82,600
	Median Income	52,700	60,250	67,750	75,300	81,300	87,350	93,350	99,400
	Moderate Income	63,250	72,300	81,300	90,350	97,600	104,800	112,050	119,250
Shasta County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Sierra County	Extremely Low	10,350	11,850	13,300	14,800	15,950	17,150	18,350	19,500
Area Median Income:	Very Low Income	17,250	19,700	22,200	24,650	26,600	28,600	30,550	32,550
\$49,300	Lower Income	27,600	31,550	35,500	39,450	42,600	45,750	48,900	52,050
	Median Income	34,500	39,450	44,350	49,300	53,250	57,200	61,150	65,100
	Moderate Income	41,400	47,300	53,250	59,150	63,900	68,600	73,350	78,100
Siskiyou County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Solano County	Extremely Low	15,500	17,750	19,950	22,150	23,950	25,700	27,500	29,250
Area Median Income:	Very Low Income	25,850	29,550	33,250	36,950	39,900	42,850	45,800	48,750
\$73,900	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	51,750	59,100	66,500	73,900	79,800	85,700	91,650	97,550
	Moderate Income	62,100	70,950	79,850	88,700	95,800	102,900	110,000	117,100
Sonoma County	Extremely Low	15,650	17,900	20,150	22,400	24,150	25,950	27,750	29,550
Area Median Income:	Very Low Income	26,100	29,850	33,550	37,300	40,300	43,250	46,250	49,250
\$74,600	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	52,200	59,700	67,150	74,600	80,550	86,550	92,500	98,450
	Moderate Income	62,650	71,600	80,550	89,500	96,650	103,800	111,000	118,150
Stanislaus County	Extremely Low	10,900	12,500	14,050	15,600	16,850	18,100	19,350	20,600
Area Median Income:	Very Low Income	18,200	20,800	23,400	26,000	28,100	30,150	32,250	34,300
\$52,000	Lower Income	29,100	33,300	37,450	41,600	44,950	48,250	51,600	54,900
	Median Income	36,400	41,600	46,800	52,000	56,150	60,300	64,500	68,650
	Moderate Income	43,700	49,900	56,150	62,400	67,400	72,400	77,400	82,350
Sutter County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Tehama County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Trinity County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750
Tulare County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Tuolumne County	Extremely Low	10,750	12,300	13,850	15,400	16,600	17,850	19,100	20,300
Area Median Income:	Very Low Income	17,950	20,500	23,100	25,650	27,700	29,750	31,800	33,850
\$51,300	Lower Income	28,750	32,850	36,950	41,050	44,300	47,600	50,900	54,150
	Median Income	35,900	41,050	46,150	51,300	55,400	59,500	63,600	67,700
	Moderate Income	43,100	49,250	55,400	61,550	66,450	71,400	76,300	81,250
Ventura County	Extremely Low	16,250	18,600	20,900	23,200	25,100	26,950	28,800	30,650
Area Median Income:	Very Low Income	27,100	30,950	34,850	38,700	41,800	44,900	48,000	51,100
\$77,400	Lower Income	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	Median Income	54,200	61,900	69,650	77,400	83,600	89,800	96,000	102,150
	Moderate Income	65,050	74,300	83,600	92,900	100,350	107,750	115,200	122,650
Yolo County	Extremely Low	12,650	14,450	16,250	18,050	19,500	20,950	22,400	23,850
Area Median Income:	Very Low Income	21,050	24,100	27,100	30,100	32,500	34,900	37,300	39,750
\$60,200	Lower Income	33,700	38,550	43,350	48,150	52,000	55,850	59,700	63,550
	Median Income	42,150	48,150	54,200	60,200	65,000	69,850	74,650	79,450
	Moderate Income	50,600	57,800	65,050	72,250	78,050	83,800	89,600	95,350
Yuba County	Extremely Low	10,300	11,800	13,250	14,750	15,900	17,100	18,250	19,450
Area Median Income:	Very Low Income	17,200	19,650	22,100	24,550	26,500	28,500	30,450	32,400
\$49,100	Lower Income	27,500	31,400	35,350	39,300	42,400	45,550	48,700	51,850
	Median Income	34,350	39,300	44,200	49,100	53,050	56,950	60,900	64,800
	Moderate Income	41,250	47,100	53,000	58,900	63,600	68,300	73,050	77,750

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:
for each person in excess of eight, add eight percent of the four-person very low-income limit to the very low-income limit for eight persons and round the answer to the nearest \$50. For example, the nine-person very low-income limit for Alameda County equals \$ 57,950 (\$41,400 * .08 = \$ 3,312 added to \$ 54,650 = \$ 57,962, rounded to \$57,950).